

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use to Commercial use (Hospital) in Sy.Nos.313 (P), 314 (P) and 315 (P) of Narsingi Village, Rajendranagar (M), Ranga Reddy District to an extent of 12 acres 20 guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT
G.O.Ms.No. 37, **Dated:01.02.2014.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.10660/MP1/Plg/HMDA/2012, dated 09.01.2013 and 15.06.2013.
2. Government Memo. No.1013/I1/2013-2, MA&UD Department, dated 03.07.2013.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.10660/MP1/Plg/ HMDA/2013, dated 22.08.2013.
4. Government Letter No.1013/I1/2013-3, MA&UD Department, dated 30.08.2013.
5. From the Secretary, Sri Shiridi Sai Prem Samaj, Hyderabad, representation, dated:17.09.2013.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.10660/MP1/Plg/ HMDA/2013, dated 3.12.2013.
7. Government Letter No.1013/I1/2013-4, MA&UD Department, dated 13.12.2013.
8. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.10660/MP1/Plg/ HMDA/2013, dated 24.01.2014.

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ORDER:

The Secretary, Sri Shiridi Sai Prem Samaj, Hyderabad has reported that Sri Shiridi Sai Prem Samaj, Punjagutta, Hyderabad planned to construct a charitable Super Specialty Hospital in Sy.Nos.313 (P), 314 (P) and 315 (P) of Narsingi Village, Rajendranagar (M), Ranga Reddy District to an extent of 12 acres 20 guntas which was purchased long back from the donations given by the visitors. The facility of hospital services is intended to cater Medical and Health needs of poor people at a very nominal charge. The Hospital will have 200 beds and likely to be increase to 1000 bed hospital in due course time. Hence, he has requested the Government to waive the said charges as a special case as they are proposed charitable multi specialty hospital for poor patients at a very affordable rate.

2. Since, the Sri Shiridi Sai Prem Samaj, Hyderabad is extending the charitable health care services to poor patients at affordable rate, Government have considered the request made by the Secretary, Sri Shiridi Sai Prem Samaj, Hyderabad and exempted 50% concession on conversion / development charges for the change of land use from Residential use to Commercial use (Hospital) in Sy.Nos.313 (P), 314 (P) and 315 (P) of Narsingi Village, Rajendranagar (M), Ranga Reddy District to an extent of 12 acres 20 guntas for construction of 200 bedded hospital.

3. The draft variation to the land use envisaged in the notified Poppalguda Segment Master Plan issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.466, Part-I, dated 9.7.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.25,29,272/- (Rupees twenty five lakhs twenty nine thousand two hundred and seventy two only) towards 50% of development charges. Hence, the draft variation is confirmed.

4. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:**07.02.2014**.

5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

The MA&UD (M) Department.
Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Poppalguda Segment Master Plan, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.466, Part-I, dated 9.7.2013 as required by sub-section (3) of the said section.

VARIATION

The site in Survey Nos.313 (Part), 314 (Part) and 315 (Part) of Narsingi Village, Rajendranagar Mandal, Ranga Reddy District to an extent of 12 acres 20 guntas, which is presently earmarked for Residential use zone in the notified Poppalaguda Segment Master Plan, is designated as Commercial use (Hospital), subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. that the applicant shall handover the area left for 30 feet on four sides of site under reference to the local body at free of cost.
14. that the applicant shall comply the conditions mentioned in the G.O.Ms.No.168 MA., dated 07.04.2012.
15. that the applicant shall approach the HMDA for Hospital Building permission with 200 beds in the site under reference.
16. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- North: Existing 60 feet road, Sy.No.314 (P) of Narsingi (V);
- South: Existing 60 feet road, Sy.No.315 (P) & 313(P) of Narsingi (V);
- East: Existing 60 feet road, Sy.No.315 (P) and 314(P) of Narsingi (V);
- West: Existing 60 feet road, Sy.No.313 (P) of Narsingi (V).

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER